

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

Redevelopment Agency Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

December 20, 2023
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 8:31 a.m.

PRESENT: CHAIR GOODMAN and MEMBERS KNUDSEN, CREAR (excused until 8:32 a.m.), SEAMAN, DIAZ (excused until 8:33 a.m.), ALLEN-PALENSKE and BRUNE (excused until 8:38 a.m.)

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAK, City Attorney, and LUANN D. HOLMES, Secretary

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website – www.lasvegasnevada.gov; and the Nevada Public Notice website – notice.nv.gov.

3. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Redevelopment Agency Meeting of November 15, 2023

Motion made by Brian Knudsen to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Nancy Brune;

REDEVELOPMENT AREA

5. RA-18-2023 - Discussion for possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and FYT Investments, LLC, (Owner), located at 515 South Las Vegas Boulevard (APNs 139-34-310-059 and -060), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the CVIP Agreement by the RDA (Not-to-Exceed \$25,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to Council Item 33 (R-51-2023)]

Minutes:

RYAN SMITH, Director of Economic and Urban Development, introduced the matter and thanked ANTHONY HOUSTON, Economic Development Specialist, TRACY REICH, Redevelopment Manager, the legal department and JORDAN DENISON, FYT Investments, LLC, for all their hard work on this project. MR. SMITH shared that the property is located to the south of the federal courthouse building. The owner is investing roughly \$91,000, and most improvements will be to the exterior of the building. MR. DENISON added that the building has been vacant since 2007, and the last tenants used the property as a bar. Since becoming vacant the building has been subject to graffiti, but he planned for improvements such as new interior and exterior paint, stucco, doors, windows and the addition of a parking lot with landscaping and fencing.

Upon CHAIR GOODMAN'S inquiries, MR. DENISON confirmed that FYT Investments intends to get the building renovated and back on the market. He opined it could be a good location for a potential cannabis consumption lounge; however, there could be several uses for the building. Given the exterior nature of the required work on the building and with his contractor already arranged, he estimated completing the project in a couple weeks.

MEMBER DIAZ expressed her belief that this project would revive a building that has remained vacant for quite some time.

Motion made by Olivia Diaz to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

6. RA-19-2023 - Discussion for possible action to approve a Resolution finding the Interlocal Agreement between the City of Las Vegas Redevelopment Agency (RDA) and the City of Las Vegas (City) to provide the required matching funds of \$327,870 for the Financial Assistance Award Grant in the amount of \$1,311,480 for the Redevelopment of Historic Jackson Avenue project to be in compliance with and in furtherance of the goals and objectives or the Redevelopment Plan and Authorizing the execution of the said Interlocal (\$327,870 - RDA Special Revenue Fund) - Redevelopment Area - Ward 5 (Crear)

Minutes:

RYAN SMITH, Director of Economic and Urban Development, reported to Council that an item was approved at a previous City Council meeting to accept \$1.3 million from the Economic Development Administration (EDA) for the Foundations for the Redevelopment of Historic Jackson Avenue program. This three-year grant will provide training on the land and business development process. The funds will also provide a feasibility and market analysis for the area so as concepts come forward the studies can be used as part of their capital. The overall goal of the program is to get the property owners active and provide them with the tools necessary for redevelopment of the area.

Motion made by Cedric Crear to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

CITIZENS PARTICIPATION

- 7. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
None.

The meeting was adjourned at 8:42 a.m.

Respectfully submitted:


Vanessa Chavez-Holman, Deputy City Clerk


LuAnn D. Holmes, MMC, Secretary

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

- The City of Las Vegas website – www.lasvegasnevada.gov
- The Nevada Public Notice website – notice.nv.gov
- City Hall, 495 South Main Street, 1st Floor